

Mayor  
Shaun Dustin



**Council Members**  
Kathryn Beus  
Bryan Hansen  
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Tom Bernhardt  
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***Nibley Is Getting Apartments But There Is Something We Can Do***—Nibley is getting big apartment complexes along the Nibley/Logan border. Nibley's elected representatives did not vote for this, encourage this, or otherwise cause this. The apartments are not within Nibley City boundaries. They are across the street in Logan and unfortunately 100% of the impact from this development will fall on Nibley. The Nibley City Council, myself and city staff are working our hardest to minimize the impact on our city and your neighborhoods.

***Where Are These Apartments?***—Logan is annexing and rezoning property along 2200 South near the Firefly Park. So far they have zoned approximately 45 acres with an average density of 20 units per acre. They are in the process of doing the same thing with the land immediately north of Clear Creek Park which was sold this week to a developer for the same purpose. That's another 40 acres at 20 units per acre.

***How Did This Happen?***—This is a common occurrence were two cities connect. Land values appreciate or depreciate dramatically depending on what can be done with the land. An acre that can be developed with 20 apartments/acre on (Logan's zoning) is worth more than an acre you can build two houses on (Nibley's standard zoning) or even 8 houses on (Nibley's Firefly Estates development). So landowners usually sell to whoever pays the most, and developers will pay more for land that is zoned for more houses. In a case like this, with two cities and land in between, the landowners and developers went to the city that offered the most, and that was Logan. Nibley does not have ordinances that allows high density development. Logan does.

***What Are the Impacts? Impact 1: Community Feel***—What I mean by this is not farms and parks and whether we have sidewalks or not. What I mean by this is how we treat each other. The people that move in to these apartments didn't have anything to do with the decision to sell, rezone or annex the land into Logan. They moved into a home in an amazing community where they felt like their kids would be safe and have a fighting chance to grow up and be happy. We can give them that. What's the alternative? To be angry and grumpy and resentful of people that want to be a part of our neighborhoods? That's not who we are. I beg you to welcome them and their kids into your neighborhoods, churches and schools. They want to be here because it's awesome. They are going to be here one way or another. Let's make it awesome.

***Impact 2: Financial***—Logan has created a financial impact that has the potential for a whole other Nibley along 2200 South with no indication that they intend to build parks, provide safe routes to school or crossing guards, provide for churches, or any other open or public infrastructure. Any park impact fees Logan collects will be spent on the other side of the highway. Logan's intent is to zone all the property Logan controls for similar development, annex all of the property in the County on both sides of 2200 south, and to support any property developers in Nibley that want to de annex from Nibley and go into Logan with the same density. This includes the Firefly Estates PUD, which could potentially go from 128 single family homes and townhomes, with 30-40% park space, to 400 apartments. Altogether, the net result would be 7500-9000 new people who technically live in and pay taxes in Logan, but who culturally live in, go to school in, and use parks in Nibley. It costs a lot of money to provide the services that we do—you taxpayers know that.

We can't stop the development and as long as the land is controlled by Logan it is going to be built out in the density that Logan has determined (commercial and 20 units/acre). How in the world can we pay for all of these impacts if Logan is collecting all the taxes?

***The Solution***— What I am going to propose is going to be hard for many of us to swallow. We can't force landowners to develop at less density because they will just annex to Logan. We

can't get Logan to share revenue but we can fight back by offering the landowners the same deal that Logan offers. We are going to get the development regardless. We are going to get the impact regardless. Logan can take the tax dollars and spend them in Logan, or we put the ordinances in place and work with the developers ourselves. We get the development but we get it on our terms, including open space, The taxes from the development will pay for the impact, and benefit both the people paying them and the people living nearby.

For years your City Council has fought hard to figure out how to deal with the pressure from Logan and the state legislature for affordable housing. We never wanted or intended have a multifamily ordinance. But sharing a common border has forced our hand, and the best way to protect our property, our kids, and our community is to 1) welcome these new people, and 2) to make sure that the unavoidable development happens in Nibley, under Nibley rules, and with Nibley values, so that we have the ability to build the best assets we can for the City and have the financial ability to make sure they are maintained.

We are now in the process of developing a multifamily ordinance that can be used in the 2200 south area, which makes sure that the apartments that will happen in the area are connected, vibrant, and conform to Nibley values. Your Council members, Planning Commission members, and I, need your input and hopefully your support. The alternative is that landowners develop under Logan control, and the money that should be used to maintain them will also be under Logan control. We need your help to keep this from happening. Please follow the process on Facebook and in our meetings. Give me your ideas and let me know what you think.

*Mayor Dustin*